

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: June 12, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "4585 Ohio Street"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "4585 Ohio Street". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for June 25, 2007.

NOTICE of Pending Final Map Approval

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "4585 Ohio Street" (T.M No. 208440 PTS No. 105204) located on the east side of Ohio Street between Madison Avenue and Meade Avenue in the Greater North Park Community Plan area in Council District 3, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 426553 PTS 105205

Attachment: Vicinity map, reduced copy of map

4585 OHIO STREET

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS 4585 OHIO STREET, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

4585 OHIO STREET L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER.

BY: JAMES FREITAS, MANAGING MEMBER

LUTHER BURBANK SAVINGS AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 17, 2007 AS FILE NO. 2007-34078 OF OFFICIAL RECORDS.

BY: _____
NAME
TITLE

SIGNATURE OMISSION:

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED BY G.A. D'HEMECOURT AMENDED MAP OF UNIVERSITY HEIGHTS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS AS DISCLOSED BY DEED RECORDED DECEMBER 8, 1953 IN BOOK 4729, PAGE 490 OF DEEDS OF SAN DIEGO COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN DIEGO)

ON _____, 2007 BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED JAMES FREITAS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY
MY COMMISSION EXPIRES: _____

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123-1354 565-8362

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 60 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE AMENDED MAP THEREOF MADE BY G.A. D'HEMECOURT FILED IN BOOK 8, PAGE 38 ET SEQ. OF US PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

TOGETHER WITH THOSE PORTIONS OF OHIO STREET AND THE UNNAMED ALLEY AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE BY: LANDAMERICA LAWYERS TITLE COMPANY.
ORDER NO. 08920004-54

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION 3896-PC. DATED NOVEMBER 17, 2005 APPROVES EIGHT (8) UNIT RESIDENTIAL CONDOMINIUMS.

STATE OF _____) S.S.
COUNTY OF _____)

ON _____, 2007 BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) EXECUTED THE SAME IN (HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION EXPIRES: _____

CITY CLERK'S CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____, 2007.

ELIZABETH MALAND
CITY CLERK

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JAMES FREITAS IN DECEMBER OF 2004, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET, ARE OF CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET NO. 2)

I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

ROBERT J. BATEMAN, L.S. 7046
LICENSE EXPIRES DECEMBER 31, 2008.

DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF, THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEIN RUTH, CITY ENGINEER

BY: _____
ANNE L. HOPPE, DEPUTY
L.S. 7196
DATE: _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY STATE THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES AND (b) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____
BY: _____
DEPUTY

RECORDER'S CERTIFICATE:

FILE NO. _____

I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF ROBERT J. BATEMAN THIS _____ DAY OF _____, 2007, AT _____ O'CLOCK _____ M.

GREGORY J. SMITH
COUNTY RECORDER
FEE: \$10.00

BY: _____
DEPUTY COUNTY RECORDER

4585 OHIO STREET

LEGEND:

- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 2976" PER R. OF S. 8401. EXCEPT AS NOTED.
- () INDICATES RECORD INFORMATION FROM THE AMENDED MAP OF UNIVERSITY HEIGHTS MADE BY G.A. D'HEMECOURT.
- (()) INDICATES RECORD INFORMATION PER R. OF S. 8401.
- [] INDICATES RECORD INFORMATION PER R. OF S. 18692.

— — — — — INDICATES MAP BOUNDARY.

[A] = NORTHING - 1857783.43 EASTING - 6291481.12
[B] = NORTHING - 1858423.40 EASTING - 6291473.66

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83 CALIFORNIA COORDINATE SYSTEM ZONE 6 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON APRIL 18, 2003 AT POINTS [A] AND [B] AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO GPS STATION 1052 AND GPS STATION 1062 PER RECORD OF SURVEY 14492. [A] - [B] = N 00°18'51" E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

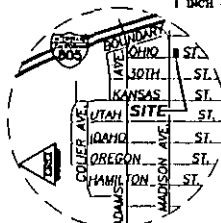
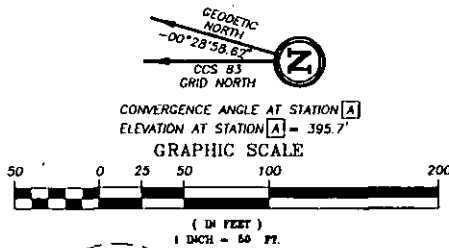
THE COMBINED SCALE FACTOR AT STATION [A] IS 0.999999021
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE

EASEMENT NOTE:

- ① AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, FOR PUBLIC UTILITIES, RECORDED DECEMBER 8, 1953 IN BOOK 4729 PAGE 490 OF OFFICIAL RECORDS.

MONUMENTATION NOTES:

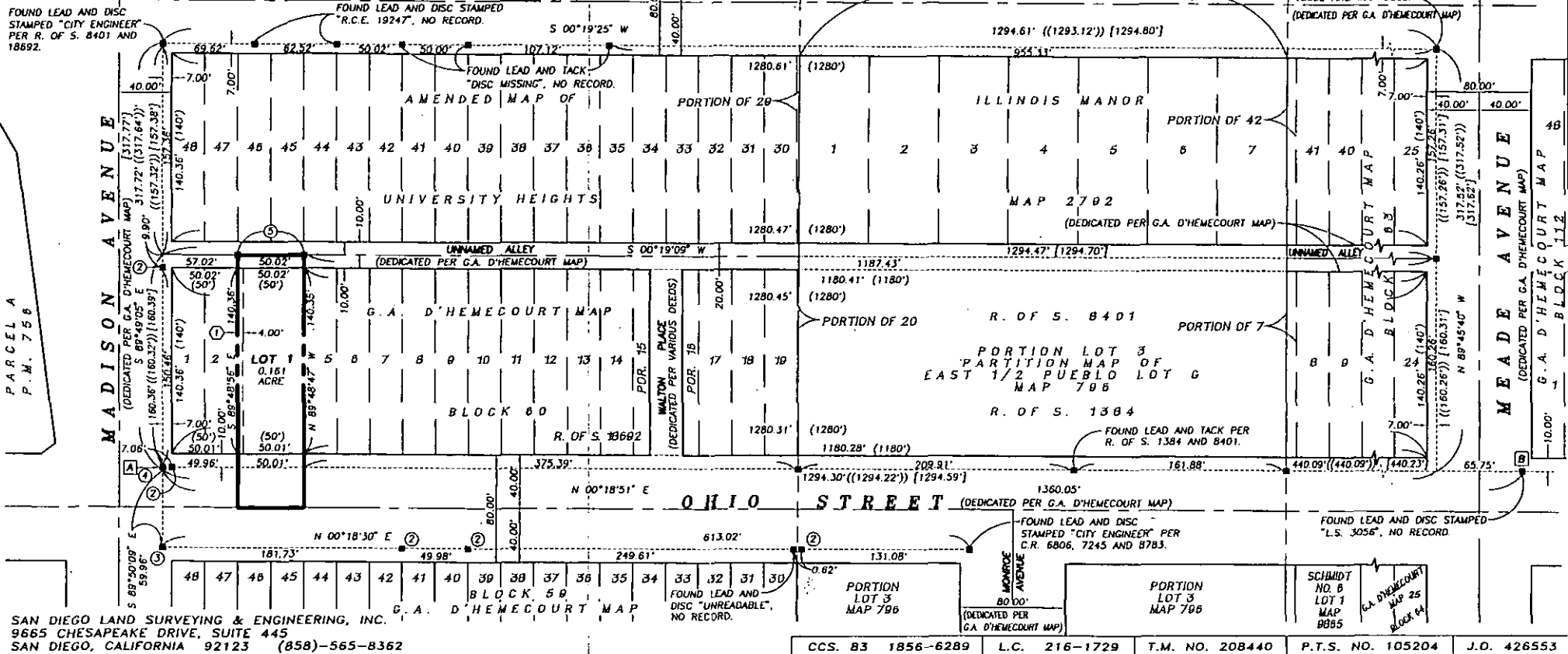
1. THE LOT CORNERS SET ALONG THE SIDELINE OF THE OHIO STREET RIGHT OF WAY ARE MONUMENTED BY A DISC STAMPED "L.S. 7046", SET ALONG THE EXTENSION OF THE PROPERTY LINE AT AN OFFSET OF 10.00 FEET IN THE CONCRETE SIDEWALK; THE OFFSET SHALL BE MEASURED AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.
- ② INDICATES FOUND LEAD AND TACK NO RECORD.
- ③ FOUND LEAD TACK PER C.R. 6806, 7245 AND 8783.
- ④ INDICATES FOUND LEAD AND DISC STAMPED "CAL DOT" PER R. OF S. 18692.
- ⑤ INDICATES FOUND LEAD AND DISC STAMPED "R.C.E. 19247", NO RECORD. ACCEPTED AS POINT ON THE EXTENSION OF THE LOT LINE AT AN OFFSET OF 10.00 FEET.

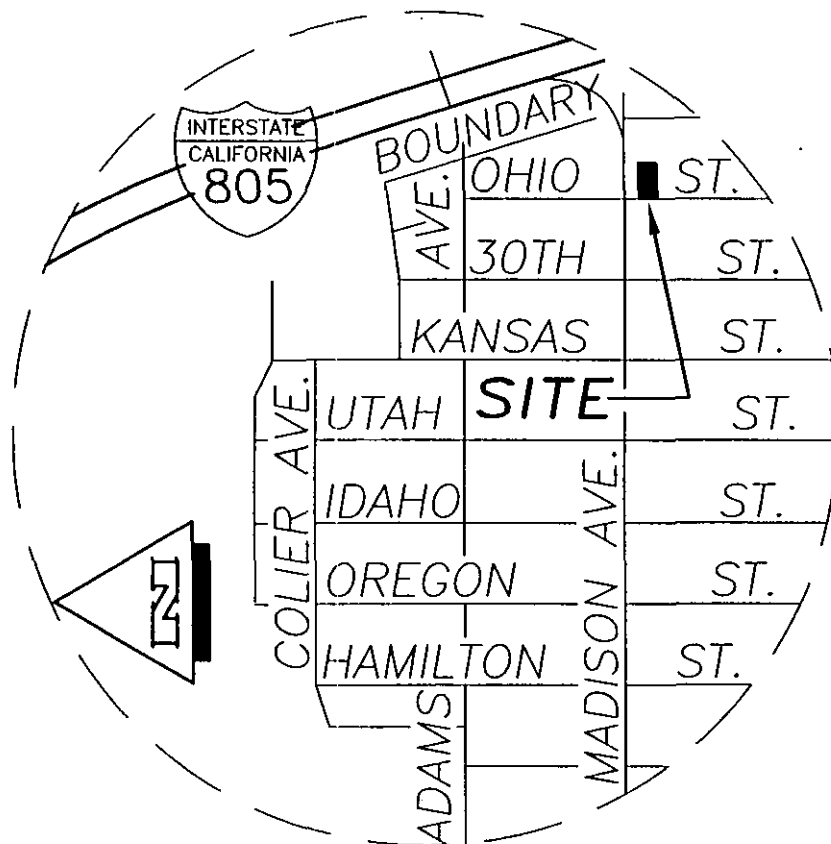


NOTES:

1. TOTAL AREA OF MAP IS 0.219 ACRE.
2. TOTAL NUMBER OF LOTS = 1

FOUND LEAD AND DISC STAMPED "CITY ENGINEER" PER R. OF S. 8401 AND 18692.





VICINITY MAP
NO SCALE